

ATTACHMENT 2

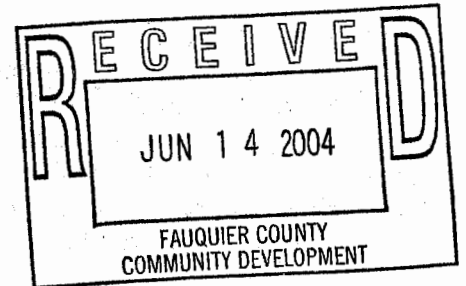
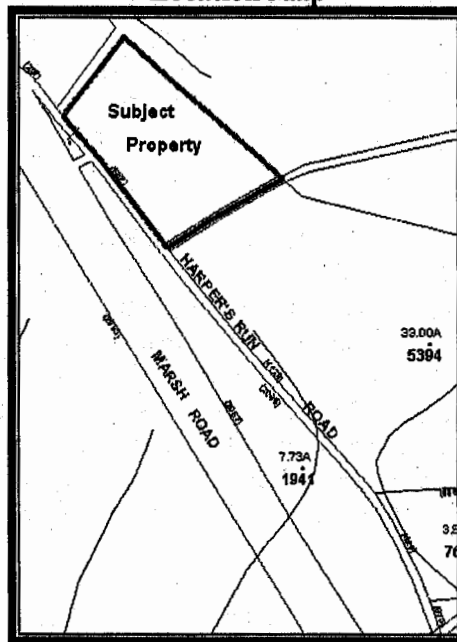
Revised Statement of Justification Culpeper Farmers' Cooperative, Inc. Category 20 Special Exception

(PIN 7807-54-6024)

Summary of Proposed Use

As shown in Figure 1, the subject property is located in the Cedar Run Magisterial District, Fauquier County, Virginia at the intersection of Route 17 and Harper's Run Road near Morrisville. The property, zoned RA (Rural Agricultural), is currently vacant.

**Figure 1
Location Map**



On January 8th of this year, the Board of Zoning Appeals (BZA) unanimously approved a Special Permit to allow the development of the property as a farm supply establishment including a warehouse and outdoor sales area. Copies of the BZA motion and subsequent approval letter issued by the Zoning Administrator are included as Attachments 1 and 2.

The proposed facility will employ approximately 10 on-site workers. It will provide agriculturally related goods and services to customers predominantly from the southern portion of Fauquier County. The facility is intended to replace and expand the Cooperative's facility now located in Remington. It is expected to serve 100-130 customers per day. The facility will also require approval of a major site plan.

Proposed Special Exception Use

The subject property is well situated to address the needs of the Cooperative's South County agricultural customers. Its location near, but not on Route 17, is particularly advantageous to getting vehicular traffic in and out of the facility. However, with the absence of public sewer, the property faces one significant barrier to its proposed use: there are no suitable drainfields on the site.

Because of the excellent business location, the Applicant has contracted for extensive soils investigation in hopes of finding a drainfield location suitable for either a conventional or alternative septic system. As indicated in the March 29 letter from Frazier Consultants (Attachment 3), based on field investigation "... no suitable sewage disposal site could be located on the parcel."

Frazier Consultants has recommended that the Applicant install a small wastewater treatment facility to serve the limited needs of the Cooperative's employees. Preliminary discussions with the State Department of Environmental Quality indicate that approval of a General Discharge Permit can be obtained. Such a permit would allow the operation of a wastewater system generating less than 1,000 gallons per day of treated effluent.

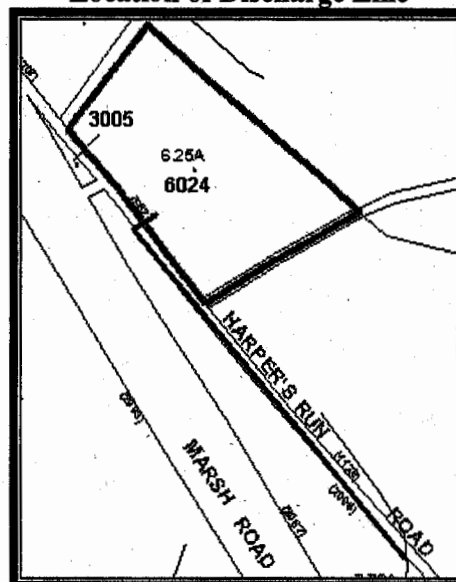
Typical System

A typical system configuration is shown as Figure 3 on the following page. This particular layout represents a product provided by the American Manufacturing Company that is being considered by the Applicant. The final design will be tailored to the individual system specifications and other components may be substituted for the ones shown on the sketch. For example, some form of a biological filter might replace the sand filter shown, and/or disinfection by chlorination might be replaced by ultraviolet or some other form of disinfection. Final design would, of course, be subject to approval by DEQ.

Effluent Discharge

If approved, the system would discharge into Harper's Run located on an adjacent property owned by the Curtis Drilling Company. The Curtis family has agreed to provide an easement for a discharge line to cross their property. The easement agreement authorizes the use of a ten (10) foot strip running the length of the Curtis property adjacent to the Harper's Run Road right-of-way. The general location of this discharge line is shown in Figure 3, and the revised Special Exception Plat, subject of modification based on final engineering considerations and DEQ requirements. As shown, this discharge line would cross Harper's Run Road from the subject property to gain access to the Curtis easement. The line would then run within this easement to a discharge point at Harpers Run, as distance of approximately 1,900 feet. The Applicant will follow the CE-7 permitting process to obtain VDOT authorization to Cross Harper's Run Road.

Figure 3
Location of Discharge Line



Language in Section 5-2002.6 of the Fauquier County Zoning Ordinance previously provided that a Special Exception for a private sewage treatment system may be allowed for new construction of Commercial or Industrial uses outside of service districts provided that the system is operated under the control of the Fauquier County Water and Sanitation Authority, or a Class III wastewater operator licensed by the State of Virginia. That language was, apparently inadvertently, deleted from the Zoning Ordinance text. The Planning Commission is being asked to consider, concurrently with this application, a text amendment that would substantially reinstate the previous language to allow such systems by Special Exception. The Applicant is seeking Special Exception approval for such a system as the only method available to provide wastewater treatment needed for the rest rooms serving the employees of the new Cooperative facility proposed for the subject property. The Applicant agrees that the rest rooms at this facility will be for the use of the employees only and will not be generally open to the public.

The Applicant further agrees that, should this Special Exception request be approved, the following additional steps will be implemented:

- Obtain approval from the State Department of Environmental Quality for a General Discharge Permit
- Obtain required approvals from the Health Department for an engineered design of a wastewater treatment facility not exceeding a discharge capacity of 1,000 gallons per day
- Obtain CE-7 permit from Virginia Department of Transportation to cross Harper's Run Road
- Obtain major site plan approval
- Provide required notice to downstream property owners
- Contract with a licensed wastewater treatment plant operator (Class III or higher) to operate and maintain the approved facility.

Attachments

1. BZA Pattern Motion for Approval – Special Permit
2. Zoning Administrator's Letter of Approval – Special Permit
3. Soil Report Letter from Frazier Consultants